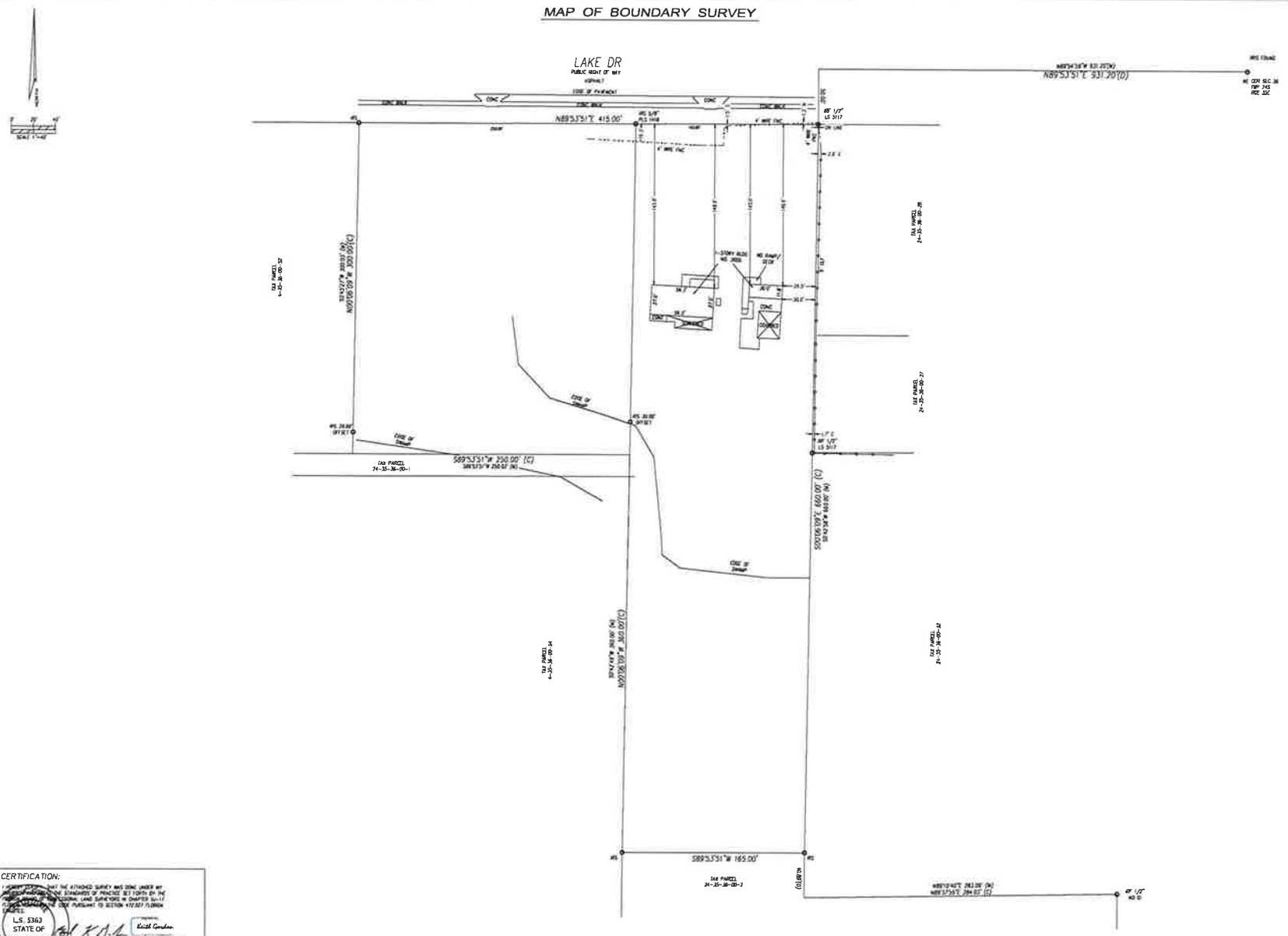
MAP OF BOUNDARY SURVEY



LEGEND

BM = BENCH MARK
BLK = BLOCK
BLDG = BUILDING
(C) = CALCULATED
CATV = CABLE TELEVISION
CHORD = CHORD
CBS = CONCRETE BLOCK STRUCTURE
C/L = CENTER LINE
CLF = CHAIN LINK FENCE
CONC = CONCRETE
CMF = CONCRETE MONUMENT FOUND
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
DIST = DISTANCE
EMAT = EASEMENT
ELEC = ELECTRIC
ENC = ENCROACHMENT
ELEV = ELEVATION
FB = FIELD BOOK
FFE = FINISHED FLOOR ELEVATION
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET 5/8" GAI LB 7928
LB = LICENSED BUSINESS NUMBER
(M) = MEASURED
NDF = NAIL & DISC FOUND
NDS = NAIL & DISC SET GAI LB 7928
NAD 83 = NORTH AMERICAN DATUM OF 1983
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
O/H = OVERHEAD
OHWM = ORDINARY HIGH WATER MARK
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PCP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PUE = PUBLIC UTILITY EASEMENT
PDE = PUBLIC DRAINAGE EASEMENT
PUDE = PUBLIC UTILITY&DRAINAGE EASEMENT
PMAT = PAVEMENT
R = RADIUS
RLS = REGISTERED LAND SURVEYOR
REF = REFERENCE
RGE = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
(SB) = SURVEY BOOK
TWP = TOWNSHIP
TYP = TYPICAL
USC&GS = U.S. COAST & GEODETIC SURVEY
WD = WOOD
WIT-COR = WITNESS CORNER IRS 5/8" GAI LB7928
X CUT = CUT MARK FOUND

NOTES:

1. BEARINGS BASED ON SOUTH LINE SEC 36 AS NAD 83/2011
2. ELEVATIONS BASED ON ----------
3. FLOOD ZONE "X" PER FIRM COMMUNITY NO. 125092, MARCH 17, 2014
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA ADMINISTRATIVE CODE 5J-17
5. VERTICAL CLOSURE: NOT APPLICABLE
6. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

CTV Equities, Inc. a Florida Profit Corporation
Fidelity Title Insurance Agency, Inc.
First American Title Insurance Company

LEGAL DESCRIPTION: (AS FURNISHED)

The North half of the Northeast Quarter of Section 36, Township 24 south, Range 35 East, Brevard County, Florida described

as follows: For a point of reference, commence at the Northeast corner of said Section 36 and run South 89°53'51" West along the North line of said Section 36, a distance of 931.00 feet, thence run South 00°06'09" East, a distance of 30 feet to the South Right-of-Way of Lake Drive, which is also the Point of Beginning. Thence run a line parallel to the North 89°53'51" West, 415.00 feet, thence South 00°06'09" West 400.00 feet, thence North 89°53'51" East 350.00 feet to the South Right-of-Way line of Lake Drive, thence North 89°53'51" East along the South Right-of-Way line of Lake Drive, 165.0 feet to the Point of Beginning.

and

A portion of those lands as described in O.R. Book 5888, Page 551, of the Brevard County Public Records, lying in the NE 1/4 of Section 36, Township 24 south, Range 35 East, Brevard County, Florida, described as the Northeast corner of said Section 36, thence S 00°06'09" W along the Eastern line of said Section 36, a distance of 1320.00 feet to the Point of Beginning, thence run the NW 1/4 of Section 36, a distance of 1320.00 feet to the Northwest corner of said Section 36, thence S 00°06'09" W along the West line of said Section 36, a distance of 1320.00 feet to the Northwest corner of said O.R. Book 5888, Page 551, of the Brevard County Public Records, thence S 89°53'51" E along said Northerly extension, a distance of 330.00 feet to the Northwest corner of said O.R. Book 5888, Page 551, on the South Right-of-Way line of Lake Drive, said point being the Point of Beginning of this description for all

Thence continue S 89°53'51" E along said line, a distance of 300.00 feet to a point which is 300.00 feet South by right angle measurement of the South Right-of-Way line of Lake Drive, thence S 00°06'09" W parallel with the South Right-of-Way line of Lake Drive, a distance of 200.00 feet, thence N 89°53'51" parallel with the said line of O.R. Book 5888, Page 551, a distance of 300.00 feet to the South Right-of-Way line of Lake Drive, thence N 00°06'09" E along said South Right-of-Way line a distance of 200.00 feet to the Point of Beginning.

CALCULATIONS/DRAWN/CHECKED BY: KCG/EKG/EKG	
BOUNDARY	DATE: 28 FEB 23

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

L.S. 5363
STATE OF FLORIDA

Kevin Gordon

KEVIN GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

PROFESSIONAL LAND SURVEYOR

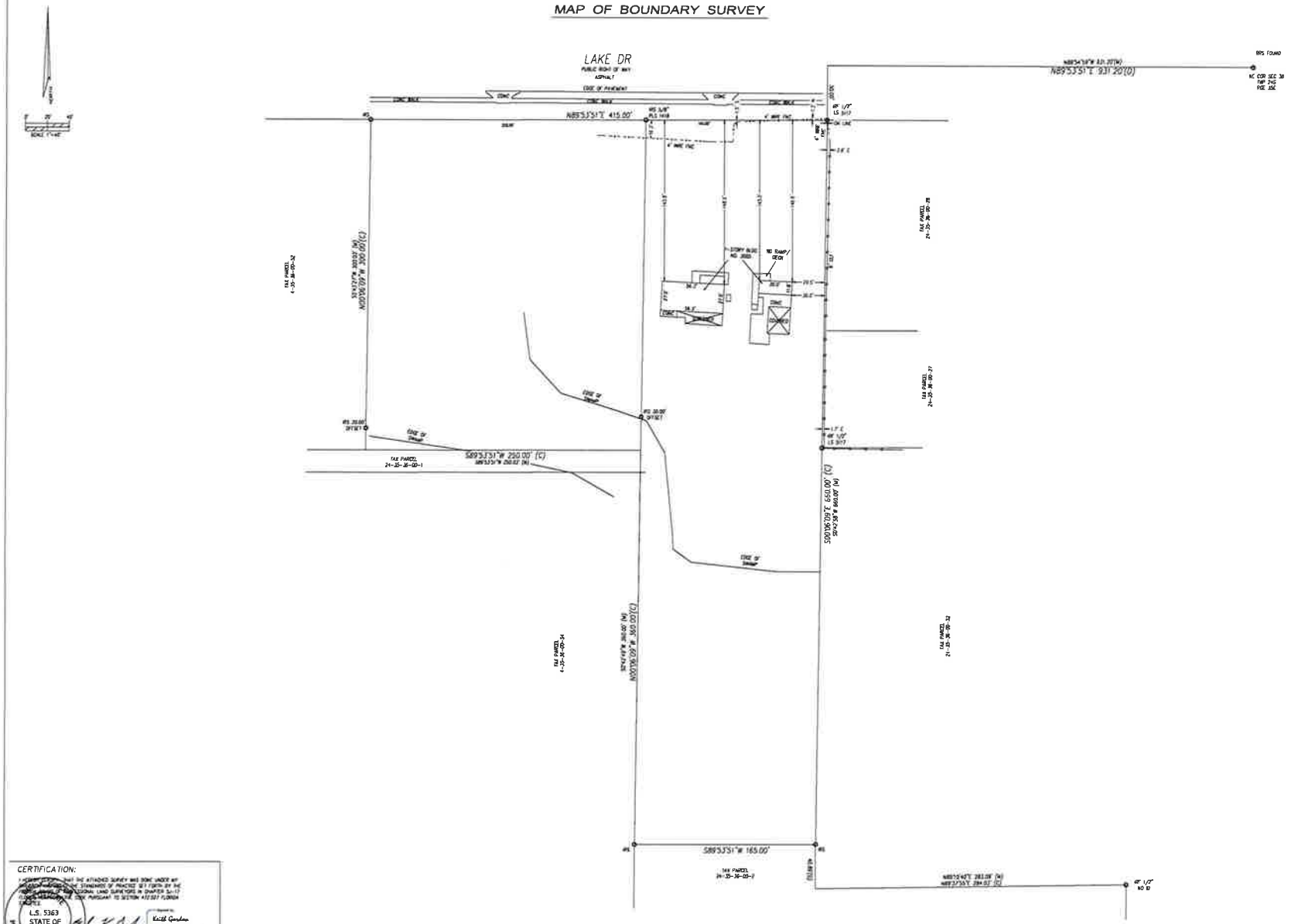
GAI Surveyors
L.B. No. 7928

A. CARL GORDON, JR, PSM No LS 2886
EARL K. GORDON, PSM No LS 5363

1 OLEANDER ST. COCOA, FL 32922
(321) 808-3908 GAIBCFL.RR.COM

19

MAP OF BOUNDARY SURVEY



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WD = WOOD
WIT-COR = WITNESS CORNER IRS 5/8" GAI LB7928
XCT = CUT MARK FOUND

NOTES:

1. BEARINGS BASED ON SOUTH LINE SEC 36 (S 89 48 W)
2. ELEVATIONS BASED ON ----------
3. FLOOD ZONE "X", MAP NO. (COMMUNITY NO. 125096) MARCH 18 2014
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA ADMINISTRATIVE CODE 5J-17
5. VERTICAL CLOSURE: NOT APPLICABLE
6. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:

CTV Caulkins, Inc., a Florida Profit Corporation
Fidelity Title Insurance Agency, Inc.
First American Title Insurance Company

LEGAL DESCRIPTION: (AS FURNISHED)

The South half of the Northeast Quarter of Section 36, Township 24 south, Range 35 East, Brevard County, Florida described:

As Witness Tie: A point of reference, Commence at the Northeast corner of said Section 36 and run South 89°53'51" West along the North line of said Section 36, a distance of 931.20 feet, thence run South 00°17'00" East, a distance of 30 feet to the South Right-of-Way of Lake Drive, which is also the Point of Beginning; thence for a 2nd course run South 00°17'00" East, 660 feet, thence South 89°53'51" West 165.00 feet, thence north 00°17'00" West 660.00 feet to the South Right-of-Way line of Lake Drive, thence North 89°53'51" East along the South Right-of-Way line of Lake Drive, 165.0 feet to the Point of Beginning.

AND

A portion of Tract which is described in O.R. Book 4886, Page 1511, of the Brevard County Public Records, lying in the NE 1/4 of Section 36, Township 24 south, Range 35 East, Brevard County, Florida. Commence at the Northeast corner of said Section 36, thence S 89°53'51" W along the North line of the NE 1/4 of Section 36, a distance of 931.20 feet; thence run South 00°17'00" East, a distance of 30.00 feet to the Point of Beginning of said parcel; thence S 00°17'00" E along said Northerly extension, a distance of 30.00 feet to the Northeast corner of said O.R. Book 2943, Page 2111, on the South Right-of-Way line of Lake Drive, said point being the Point of Beginning of this description; so all:

Thence continue S 00°17'00" E along said line, a distance of 200.00 feet to a point which is 200.00 feet South by right angle measurement of the South Right-of-Way line of Lake Drive; thence S 89°53'51" W parallel with the South Right-of-Way line of Lake Drive, a distance of 220.00 feet; thence N 00°17'00" W parallel with the West line of O.R. Book 2943, Page 2111, a distance of 200.00 feet to the South Right-of-Way line of Lake Drive; thence N 89°53'51" E along said South Right-of-Way line a distance of 220.00 feet to the Point of Beginning.

CALCULATIONS/DRAWN/CHECKED BY: HCE/EJG/KG	
BOUNDARY	DATE: 28 FEB 25

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

L.S. 5363
STATE OF
FLORIDA

Digitally signed by Earl K. Gordon
Date: 2025.03.05 08:41:00 -05'00'

EARL K. GORDON, PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

GAI Surveyors
L.B. No. 7928

A. EARL GORDON, JR. PSM No. LS 2898
EARL K. GORDON, PSM No. LS 5363

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20